



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
December 19, 2019 11:00 am
Board of Works Room, City Hall**

ATTENDANCE

COMMISSIONERS: Shelly Henriott, Don Teder, T.J. Thieme
Absent: Jos Holman, Jim Terry

EX-OFFICIO MEMBERS: Randy Bond, Dave Moulton

STAFF: Dennis Carson, Economic Development Director; John Collier, Asst. Economic Development Director; Jacque Chosnek, Deputy City Attorney; Jeremy Diehl, Deputy Controller; Cindy Murray, City Clerk

GUESTS: Jason Semler, Baker Tilly; Greg Balsano, Baker Tilly; Andrew Buche, Integrate Build; Catherine Fanello, Kreig DeVault; Jody Hamilton, Greater Lafayette Commerce; Jim Pitoukkas, Greenstreet Advisors; Bob Hockema, 200 S 4th LLC; Rick Li, 200 S 4th LLC; Ryan Tobias, JDP; Josh Stroot, Sub 4 Development; Barry Knechtel, KJG Architecture; Colin Sullivan, BF&S; Brian Pohlar, HWC; Laura Chapman, Worwag Coatings; Dave Bangert, Journal & Courier, Linda Zimmerman

Welcome and Call to Order

Following the Economic Development Commission, Don Teder welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present, and opened the meeting of the Lafayette Redevelopment Commission at 11:25 a.m.

Approval of the Minutes

T.J. Thieme moved to approve the minutes of the Redevelopment Commission meeting from November 2019. Shelly Henriott seconded and the motion passed.

New Business

Resolution No. LRC 2019-09 Amending Declaratory Resolution of the Lafayette Redevelopment Commission Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area –This is the first step for the Nova Tower project and its proposed TIF backed bond financing. This resolution amends the Consolidated Creasy/Central Economic Development Area and plan to include this project. In addition, the resolution states that the Commission finds: "...that all property in the Consolidated Area will positively benefit from the 2019 Projects due to the development which is reasonably expected to encourage the attraction of new business and industry in the Consolidated Area and which it is reasonably believed will be of benefit to all citizens of the City." Catherine Fanello, attorney with Krieg DeVault, explained that passing the Resolution would make the Nova Project a part of the Creasy Consolidated Economic Development plan and eligible for bond financing. T.J. Thieme moved to approve Resolution No. LRC 2019-09 Amending Declaratory Resolution of the Lafayette Redevelopment Commission Amending the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area. Shelly Henriott seconded and the motion passed.

Resolution No. LRC 2019-10 A Resolution Recommending Approval of a Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area for Personal Property-Worwag Coatings LLC –Worwag is expanding and proposing a \$1,298,000 investment in personal property (manufacturing, R&D, IT equipment). They are pledging to create 20 jobs and retain 67 employees. They request a seven year abatement on the personal property investments. Laura Chapman, Controller at Worwag, spoke about Worwag’s history beginning in Germany after WWI and their current involvement in the automotive and industrial paint industry. Worwag has recently partnered with Mercedes Benz, Tesla and Ford. T.J. Thieme moved to approve Resolution No. LRC 2019-10 A Resolution Recommending Approval of a Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area for Personal Property-Worwag Coatings LLC. Shelly Henriott seconded and the motion passed.

Resolution No. LRC 2019-11 A Resolution Recommending Approval of a Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area for Real Estate-Worwag Coatings LLC - Worwag is proposing an investment of \$430,000 in real estate. They are pledging to create 20 jobs and retain 67 employees. Their request is for a seven year abatement on the real estate investments. T.J. Thieme moved to approve Resolution No. LRC 2019-11 A Resolution Recommending Approval of a Deduction For The Purpose Of Tax Abatement in an Economic Revitalization Area for Real Estate-Worwag Coatings. Shelly Henriott seconded and the motion passed.

Alt & Witzig Consulting Agreement-Lafayette Theater Hazardous Material Survey – The City of Lafayette is now the owner of the Lafayette Theater. The management will be taken over by the Long Center staff and board on January 8, 2020. Like the Long Center, we will be responsible for maintenance above \$500 and any capital improvements. Knowing that some immediate improvements are needed, we are getting things going with a Hazardous Materials Survey which will include testing for asbestos and lead paint. The cost of the contract is not to exceed \$3,150.00 (lead paint testing \$1,300 and asbestos \$1,850). T.J. Thieme moved to approve Lafayette Theater Hazardous Material Survey Consulting Agreement with Alt & Witzig. Shelly Henriott seconded and the motion passed.

Core Planning Strategies-Professional Services Contract (Police Station) The City is pursuing plans to build a new police station and parking garage for city employees and the public across from City Hall on 6th Street. The City would like to engage Core Planning to help us develop and manage a Request for Proposals and the selection process for engineering and architectural services. Funding is anticipated to come from a combination of TIF and the recently passed increase in local income tax for public safety. We are asking for TIF to fund this engagement with Core Planning Strategies. The contract is not to exceed \$22,500 and \$500 in reimbursable expenses. T.J. Thieme moved to approve Core Planning Strategies-Professional Services Contract. Shelly Henriott seconded and the motion passed.

2020 Redevelopment Commission Meeting Dates T.J. Thieme moved to approve the 2020 Redevelopment Commission meeting dates. Shelly Henriott seconded and the motion passed.

Director’s Report

Main Street Streetscape Phase III and Downtown Streetscape Phase VI will go out to bid in January. The Wabash Neighborhood Plan project is wrapping-up. Dennis will be meeting with the commissioners in the coming weeks to review the TIF 2020 budget.

Claims

T.J. Thieme moved to approve the December 2019 claims in the amount of One million, four hundred sixty-nine thousand, three hundred fifty-one dollars and forty-eight cents (\$1,469,351.48). Shelly Henriott seconded and the motion passed.

Public Comment

Don Teder asked for any comments from the public; no comments were made.

Adjournment

T.J. Thieme moved to adjourn the meeting. Shelly Henriott seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:37 a.m.

*Respectfully submitted,
Michelle Conwell, Recording Secretary*

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission